



PROPERTY DESCRIPTION

A pleasing three bedroomed detached house, located on the ever popular Boundary Park development, constructed with brick elevations under an interlocking tiled roof, with the benefit of onsite parking, a garage and a good sized enclosed garden at the rear.

The spacious and flexible accommodation briefly comprises; on the ground floor, entrance hall with cloakroom, good sized through living/ dining room, and kitchen/ breakfast room, with the first floor comprising, three bedrooms, principal en-suite shower room and family bathroom. There is an open plan garden at the front, a garage, onsite parking and a good sized enclosed garden at the rear, which offers a lovely setting for outside entertaining and al fresco dining.

The property has received some updating in the past, including replacement windows and boiler, but would now benefit from some further updating and modernisation.

FEATURES

- No Onward Chain
- Three Bedroomed Detached House
- Good Sized Enclosed Rear Garden
- Ground Floor WC
- En-Suite Shower Room
- Living/ Dining Room
- Kitchen/ Breakfast Room
- Garage & Parking
- EPC Rating C
- Has Great Potential For Further Updating & Modernisation





ROOM DESCRIPTIONS

The Property:

Part obscure glazed front door with matching side window into: -

Entrance Hall

Stairs to first floor. Radiator. Door to storage cupboard. Doors off to ground floor cloakroom, kitchen and living/dining room.

Cloakroom

Obscure glazed window to front. Radiator. The cloakroom has been fitted with an older style suite comprising; close couple WC with co-ordinating seat and wall mounted wash hand basin with chrome taps and splashback tiling above.

Living/ Dining Room

Window to front. Sliding door to rear providing access to rear garden. Coved ceiling. Two radiators. Door to kitchen.

Kitchen/ Breakfast Room

Window to rear overlooking rear garden with sliding door giving access to garden from the breakfast area. Coved ceiling. Two radiators

The kitchen has been principally fitted to three sides with a range of matching wall and base units. L shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and space and plumbing for dishwasher. Inset four ring gas hob with extraction above and cupboards and drawers beneath. Further run of work surface with cupboard beneath. On the other side of the kitchen is a further run of work surface with cupboards beneath and above with full height unit incorporating built-in double oven and grill.

First Floor

First floor landing with hatch to roof space and door to airing cupboard with slatted shelves and factory insulated hot water cylinder. Doors off to: -

Bedroom One

Window to front. Sliding doors to double built-in wardrobe. Radiator. Door to en-suite shower room.

En-Suite Shower Room

Obscure glazed window to front. Radiator. The shower room has been fitted with an older style suite comprising; corner shower cubicle with glazed door, low-level flush WC with co-ordinating seat. Vanity style wash hand basin with cupboard beneath and above.

Bedroom Two

Window to rear. Sliding mirrored doors to built-in wardrobe. Radiator

Bedroom Three

Window to rear. Sliding mirrored doors to built-in wardrobe. Radiator

Bathroom

Obscure glazed window to side. The bathroom has been fitted with an older style suite comprising; pedestal wash hand basin with chrome taps, low-level flush WC. Panel bath with handrails, shower attachment over and a glazed screen. Full tiling to walls. Radiator.

Outside

The property is approached over a tarmac entrance drive, which provides onsite parking and gives access to the front garden, the integral single garage and the front door.

Enclosed Rear Garden

The garden can be accessed via the sliding door in the kitchen/ dining room, the sliding door in the living/ dining room or via a path to the side of the garage and offers a good degree of privacy with areas of lawn and patio.

The rear garden provides various seating areas and offers a lovely setting for al fresco dining and outside entertaining.

Council Tax

East Devon District Council; Tax Band D - Payable for the 01/04/2025 to 31/03/2026 financial year is £2,499.31

Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status.

The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty.

Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

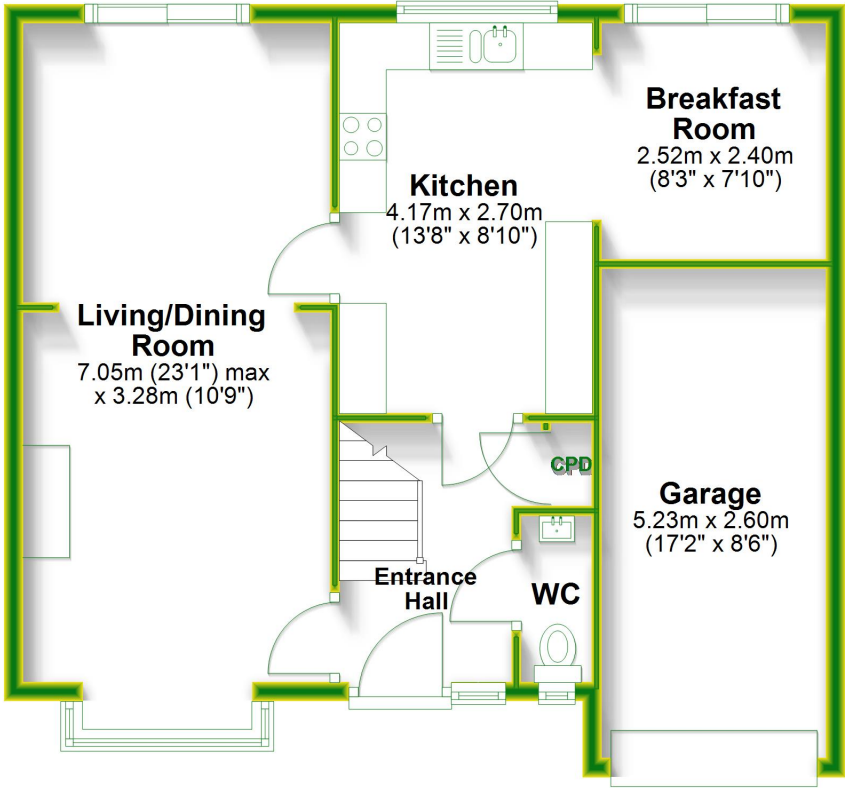
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

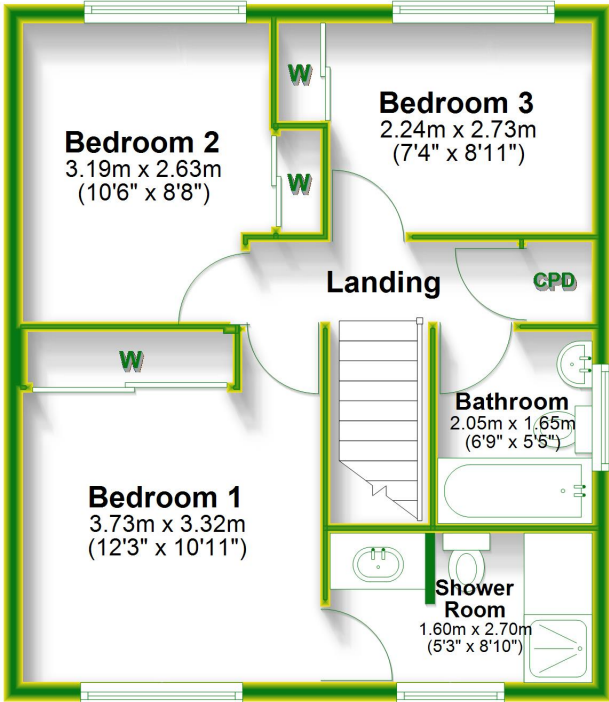
Redress Scheme provided by The Property Ombudsman: 08218195



Ground Floor
Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor
Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 92.6 sq. metres (996.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only.
Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

43 Boundary Park, SEATON

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		